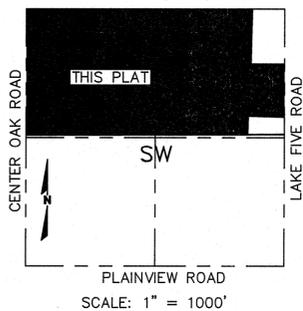


LOCATION MAP
SOUTHWEST 1/4
OF SECTION 7, T8N, R19E



SURVEYOR & ENGINEER
R.A. Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI 53005
PH. 262-781-1000
FAX 262-797-7373

OWNER/DEVELOPER
MLG/PF Twin Pines LLC
Joe Bukovich
19000 W. Bluemound Road
Brookfield, WI 53045

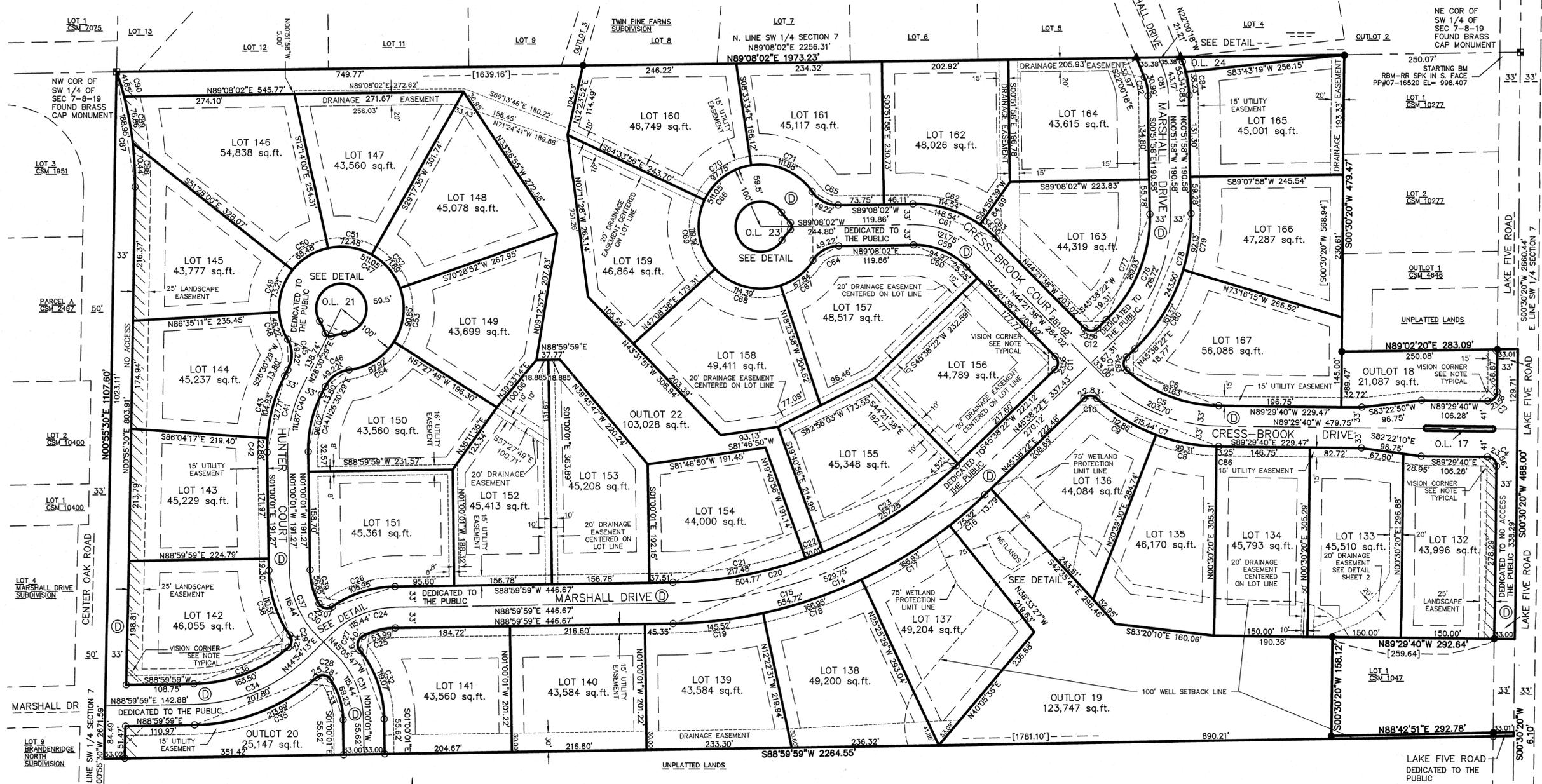
LEGEND

- INDICATES FOUND 1" IRON PIPE
- ▲ INDICATES FOUND 1 1/4" IRON ROD
- INDICATES SET 1 1/4"x18" IRON ROD
WT = 4.303 LBS/LIN. FT.
- INDICATES DEDICATED TO THE TOWN OF LISBON
FOR PUBLIC ROAD PURPOSES
- INDICATES BUILDING SETBACK LINE
- O.L. - INDICATES OUTLOT

See Sheet 2 for Lot & Wetland details
See Sheet 3 for curve table
See Sheet 4 for notes

4637526

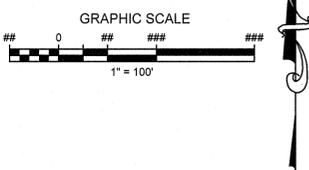
REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
December 07, 2021 09:18 AM
James R. Behrend
Register of Deeds
5 PGS
TOTAL FEE \$58.00
TRANS FEE \$0.00
Book 55 Page 214-218



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified November 17, 2021

Renee M. Povey
Department of Administration



William R. Henrichs
WISCONSIN
WILLIAM R. HENRICHS
S-2419
WAUKESHA
WI
LAND SURVEYOR

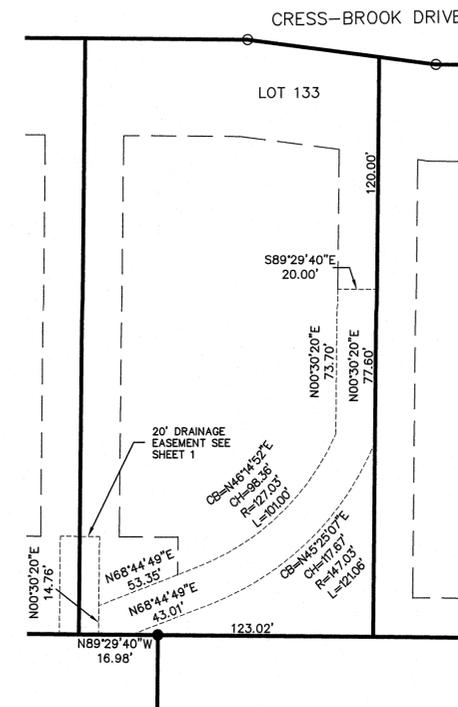
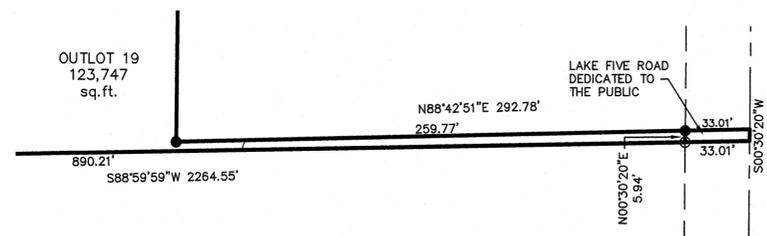
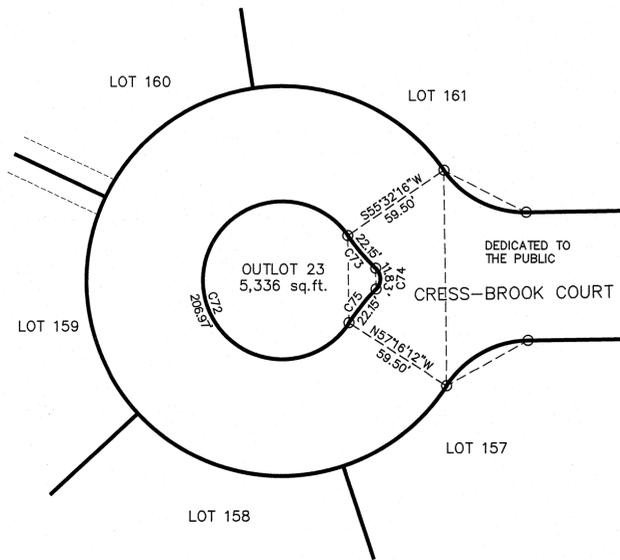
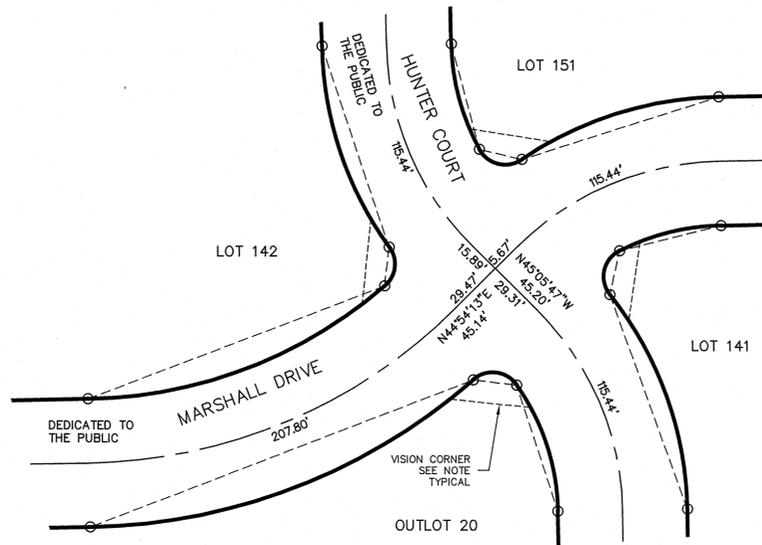
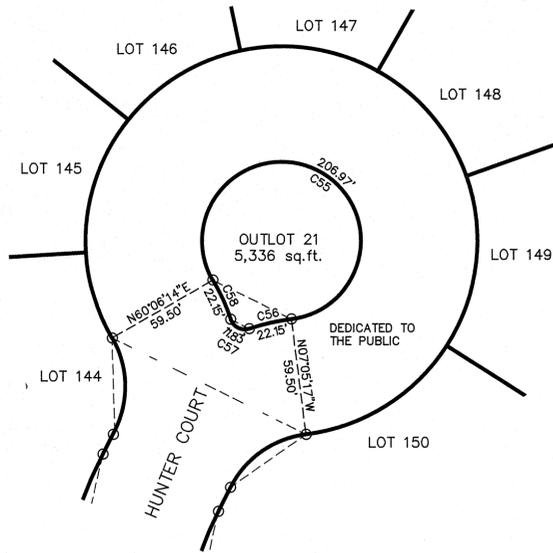
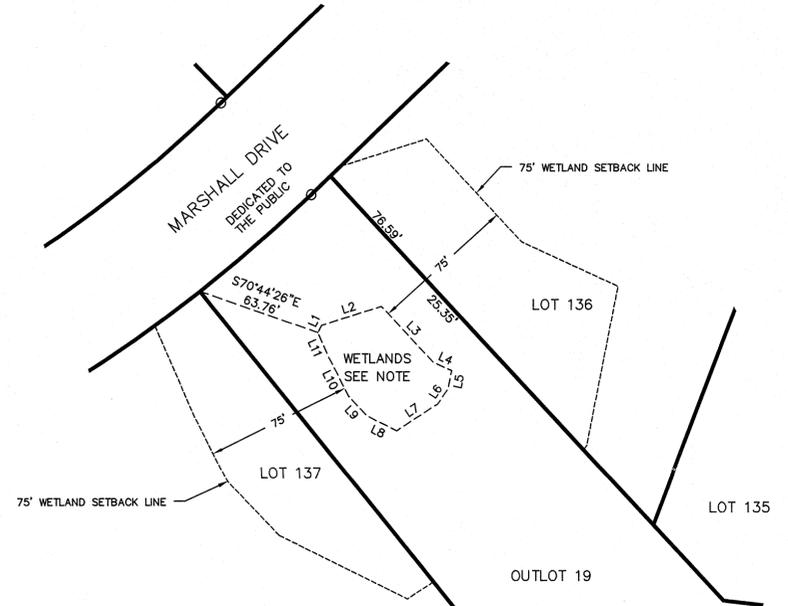
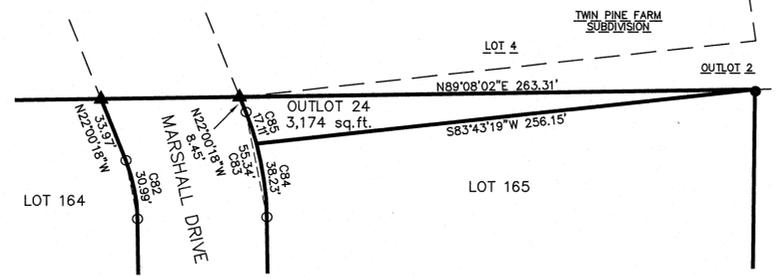
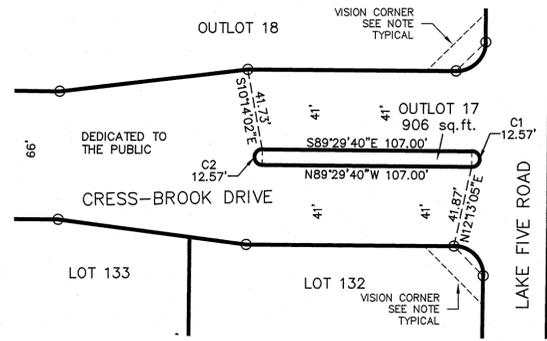
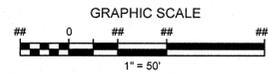
May 17, 2021
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16745 W. Bluemound Road
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TWIN PINE FARM III TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

Part of the Northeast 1/4 and the Northwest 1/4 of the Fractional Southwest 1/4 of Section 7, Township 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin.

DETAILS



Wetland Line Table		
Line #	Direction	Length
L1	N25°37'47"E	4.08
L2	N72°09'07"E	32.14
L3	S42°35'44"E	38.96
L4	S65°07'17"E	10.44
L5	S10°57'46"W	9.36
L6	S33°52'38"W	9.67
L7	S56°43'05"W	24.92
L8	N63°31'29"W	16.57
L9	N43°30'56"W	13.92
L10	N26°43'23"W	23.52
L11	N23°31'24"W	13.04

William R. Henrichs
WISCONSIN
WILLIAM R. HENRICHS
S-2419
WAUKESHA
WI
LAND SURVEYOR

May 17, 2021
Revised June 22, 2021
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Revised November 1, 2021

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified November 17, 2021

Rene M. Pover
Department of Administration

TWIN PINE FARM III TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

Part of the Northeast 1/4 and the Northwest 1/4 of the Fractional Southwest 1/4 of Section 7, Township 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin.

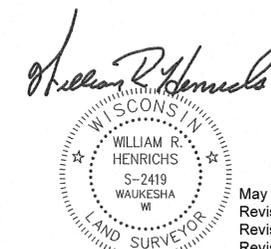
Curve Table								
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
OUTLOT 17	C1	12.57	4.00	N0°30'20"E	8.00	S89°29'40"E	N89°29'40"W	180°00'00"
OUTLOT 17	C2	12.57	4.00	S0°30'20"W	8.00	N89°29'40"W	S89°29'40"E	180°00'00"
OUTLOT 18	C3	23.56	15.00	N45°30'20"E	21.21	S89°29'40"E	N00°30'20"E	90°00'00"
LOT 132	C4	23.56	15.00	N44°29'40"W	21.21	N00°30'20"E	N89°29'40"W	90°00'00"
CENTERLINE	C5	203.70	258.59	S66°55'39"E	198.48	S44°21'38"E	S89°29'40"E	45°08'02"
N. R.O.W.	C6	161.63	225.59	S68°58'11"E	158.19	S48°26'42"E	S89°29'40"E	41°02'58"
S. R.O.W.	C7	215.43	291.59	S68°19'47"E	210.56	S47°09'54"E	S89°29'40"E	42°19'46"
LOT 134	C86	3.25	291.59	S89°10'30"E	3.25	S88°51'21"E	S89°29'40"E	0°38'19"
LOT 135	C8	99.31	291.59	S79°05'55"E	98.83	S88°51'21"E	S69°20'30"E	19°30'51"
LOT 136	C9	112.87	291.59	S58°15'12"E	112.16	S69°20'30"E	S47°09'54"E	22°10'36"
LOT 136	C10	22.83	15.00	S89°14'14"W	20.69	N47°09'54"W	S45°38'22"W	87°11'45"
LOT 156	C11	23.56	15.00	N0°38'22"E	21.21	N45°38'22"E	N44°21'38"W	90°00'00"
LOT 163	C12	23.56	15.00	S89°21'38"E	21.21	S44°21'38"E	N45°38'22"E	90°00'00"
LOT 167	C13	24.63	15.00	S1°24'10"E	21.96	S45°38'22"W	S48°26'42"E	94°05'04"
CENTERLINE	C14	529.75	700.00	N67°19'10"E	517.20	N88°59'59"E	N45°38'22"E	43°21'37"
S. R.O.W.	C15	554.72	733.00	N67°19'10"E	541.58	N88°59'59"E	N45°38'22"E	43°21'37"
OUTLOT 19	C16	75.32	733.00	S48°34'59"W	75.28	S45°38'22"W	S51°31'36"W	5°53'14"
LOT 137	C17	166.93	733.00	S58°03'03"W	166.57	S51°31'36"W	S64°34'31"W	13°02'55"
LOT 138	C18	166.95	733.00	S71°06'00"W	166.59	S64°34'31"W	S77°37'29"W	13°02'59"
LOT 139	C19	145.52	733.00	S83°18'44"W	145.28	S77°37'29"W	S88°59'59"W	11°22'30"
N. R.O.W.	C20	504.77	667.00	N67°19'10"E	492.81	N88°59'59"E	N45°38'22"E	43°21'37"
LOT 154	C21	217.48	667.00	N79°39'32"E	216.52	N88°59'59"E	N70°19'04"E	18°40'55"
OUTLOT 22	C22	30.01	667.00	N69°01'44"E	30.01	N70°19'04"E	N67°44'24"E	2°34'40"
LOT 155	C23	257.28	667.00	N56°41'23"E	255.69	N67°44'24"E	N45°38'22"E	22°06'02"
CENTERLINE	C24	115.44	150.00	N66°57'06"E	112.62	N44°54'13"E	N88°59'59"E	44°05'46"
LOT 141	C25	53.99	117.00	S75°46'46"W	53.51	S88°59'59"W	S62°33'34"W	26°26'25"
LOT 151	C26	106.95	183.00	S72°15'27"W	105.43	S88°59'59"W	S55°30'56"W	33°29'03"
LOT 141	C27	26.40	15.00	S12°08'22"W	23.12	S62°33'34"W	S38°16'50"E	100°50'23"
OUTLOT 20	C28	25.28	15.00	N83°10'58"W	22.39	N34°54'02"W	S48°32'05"W	96°33'53"
LOT 142	C29	22.14	15.00	N6°41'42"E	20.19	N48°59'20"E	N35°35'55"W	84°35'15"
LOT 151	C30	25.07	15.00	S76°36'47"E	22.25	S28°44'31"E	N55°30'56"E	95°44'34"
CENTERLINE	C31	115.44	150.00	S23°02'54"E	112.62	S45°05'47"E	S01°00'01"E	44°05'46"
LOT 141	C32	119.07	183.00	N19°38'25"W	116.98	N01°00'01"W	N38°16'50"W	37°16'49"
OUTLOT 20	C33	69.23	117.00	N17°57'01"W	68.22	N01°00'01"W	N34°54'02"W	33°54'01"
CENTERLINE	C34	207.80	270.00	N66°57'06"E	202.71	N88°59'59"E	N44°54'13"E	44°05'46"
OUTLOT 20	C35	213.99	303.00	N68°46'02"E	209.57	N88°59'59"E	N48°32'05"E	40°27'54"
LOT 142	C36	165.50	237.00	N68°59'39"E	162.16	N88°59'59"E	N48°59'20"E	40°00'39"
CENTERLINE	C37	115.44	150.00	S23°02'54"E	112.62	S01°00'01"E	S45°05'47"E	44°05'46"
LOT 142	C38	110.51	183.00	S18°17'58"E	108.83	S01°00'01"E	S35°35'55"E	34°35'54"
LOT 151	C39	56.65	117.00	S14°52'16"E	56.10	S01°00'01"E	S28°44'31"E	27°44'30"
CENTERLINE	C40	111.87	233.00	S12°45'14"W	110.79	S26°30'29"W	S01°00'01"E	27°30'30"
W. R.O.W.	C41	127.71	266.00	S12°45'14"W	126.49	S26°30'29"W	S01°00'01"E	27°30'30"
LOT 143	C42	22.88	266.00	N1°27'51"E	22.88	N01°00'01"W	N03°55'43"E	4°55'44"
LOT 144	C43	104.83	266.00	N15°13'06"E	104.15	N03°55'43"E	N26°30'29"E	22°34'46"
LOT 150	C44	96.02	200.00	S12°45'14"W	95.10	S26°30'29"W	S01°00'01"E	27°30'30"

Curve Table								
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
LOT 144	C45	49.22	50.00	N1°41'39"W	47.26	N26°30'29"E	N29°53'46"W	56°24'14"
LOT 150	C46	49.22	50.00	S54°42'36"W	47.26	S82°54'43"W	S26°30'29"W	56°24'14"
R.O.W.	C47	511.05	100.00	N63°29'31"W	110.67	N82°54'43"E	S29°53'46"E	292°48'29"
LOT144	C48	46.22	100.00	N16°39'17"W	45.81	N29°53'46"W	N03°24'49"W	26°28'57"
LOT 145	C49	73.21	100.00	N17°33'36"E	71.59	N03°24'49"W	N38°32'00"E	41°56'49"
LOT 146	C50	68.48	100.00	N58°09'00"E	67.15	N38°32'00"E	N77°46'00"E	39°14'00"
LOT 147	C51	72.48	100.00	S81°28'13"E	70.90	N77°46'00"E	S60°42'25"E	41°31'34"
LOT 148	C52	71.89	100.00	S40°06'47"E	70.35	S60°42'25"E	S19°31'08"E	41°11'17"
LOT 149	C53	90.85	100.00	S6°30'32"W	87.76	S19°31'08"E	S32°32'11"W	52°03'20"
LOT 150	C54	87.92	100.00	S57°43'27"W	85.12	S32°32'11"W	S82°54'43"W	50°22'32"
OUTLOT 21	C55	206.97	40.50	N63°29'31"W	44.82	N82°54'43"E	S29°53'46"E	292°48'29"
OUTLOT 21	C56	22.15	109.50	N77°07'01"E	22.11	N71°19'18"E	N82°54'43"E	11°35'25"
OUTLOT 21	C57	11.83	7.50	S63°29'31"E	10.64	S18°18'21"E	N71°19'18"E	90°22'21"
OUTLOT 21	C58	22.15	109.50	S24°06'03"E	22.11	S29°53'46"E	S18°18'21"E	11°35'25"
CENTERLINE	C59	121.75	150.00	S67°36'48"E	118.44	N89°08'02"E	S44°21'38"E	46°30'20"
LOT 157	C60	94.97	117.00	N67°36'48"W	92.38	N44°21'38"W	S89°08'02"W	46°30'20"
N. R.O.W.	C61	148.54	183.00	N67°36'48"W	144.49	N44°21'38"W	S89°08'02"W	46°30'20"
LOT 162	C62	114.54	183.00	S72°56'09"E	112.68	N89°08'02"E	S55°00'21"E	35°51'37"
LOT 163	C63	34.00	183.00	S49°40'59"E	33.95	S55°00'21"E	S44°21'38"E	10°38'42"
LOT 157	C64	49.22	50.00	S60°55'55"W	47.26	S89°08'02"W	S32°43'48"W	56°24'14"
LOT 161	C65	49.22	50.00	S62°39'51"E	47.26	S34°27'44"E	N89°08'02"E	56°24'14"
CENTERLINE	C66	511.05	100.00	S0°51'58"E	110.67	N34°27'44"W	N32°43'48"E	292°48'29"
LOT 157	C67	67.84	100.00	S52°09'55"W	66.55	S32°43'48"W	S71°36'02"W	38°52'15"
LOT 158	C68	114.39	100.00	N75°37'40"W	108.26	S71°36'02"W	N42°51'22"W	65°32'35"
LOT 159	C69	119.19	100.00	N8°42'39"W	112.26	N42°51'22"W	N25°26'04"E	68°17'26"
LOT 160	C70	97.75	100.00	N53°26'15"E	93.90	N25°26'04"E	N81°26'26"E	56°00'22"
LOT 161	C71	111.88	100.00	S66°30'39"E	106.13	N81°26'26"E	S34°27'44"E	64°05'51"
OUTLOT 23	C72	206.97	40.50	S0°51'58"E	44.82	N34°27'44"W	N32°43'48"E	292°48'29"
OUTLOT 23	C73	22.15	109.50	N40°15'26"W	22.11	N46°03'09"W	N34°27'44"W	11°35'25"
OUTLOT 23	C74	11.83	7.50	N0°51'58"W	10.64	N44°19'13"E	N46°03'09"W	90°22'21"
OUTLOT 23	C75	22.15	109.50	N38°31'30"E	22.11	N32°43'48"E	N44°19'13"E	11°35'25"
CENTERLINE	C76	216.72	267.00	N22°23'12"E	210.82	N45°38'22"E	N00°51'58"W	46°30'20"
LOT 163	C77	189.93	234.00	N22°23'12"E	184.76	N45°38'22"E	N00°51'58"W	46°30'20"
E. R.O.W.	C78	243.50	300.00	N22°23'12"E	236.87	N45°38'22"E	N00°51'58"W	46°30'20"
LOT 166	C79	92.13	300.00	S7°55'53"W	91.77	S00°51'58"E	S16°43'45"W	17°35'43"
LOT 167	C80	151.37	300.00	S31°11'03"W	149.77	S16°43'45"W	S45°38'22"W	28°54'37"
CENTERLINE	C81	43.17	117.00	N11°26'08"W	42.92	N00°51'58"W	N22°00'18"W	21°08'20"
LOT 164	C82	30.99	84.00	N11°26'08"W	30.82	N00°51'58"W	N22°00'18"W	21°08'20"
E. R.O.W.	C83	55.34	150.00	N11°26'08"W	55.03	N00°51'58"W	N22°00'18"W	21°08'20"
LOT 165	C84	38.23	150.00	S8°10'03"E	38.13	S15°28'08"W	S00°51'58"E	14°36'10"
OUTLOT 24	C85	17.11	150.00	N18°44'13"W	17.10	N15°28'08"W	N22°00'18"W	6°32'10"
E. R.O.W.	C87	188.95	535.34	S09°11'13"E	187.98	S00°55'30"W	S19°17'56"E	20°13'26"
LOT 145	C88	70.44	535.34	S02°50'40"E	70.39	S06°36'51"E	S00°55'30"W	07°32'21"
LOT 146	C89	76.86	535.34	S10°43'37"E	76.79	S14°50'23"E	S06°36'51"E	08°13'32"
OUTLOT 22	C90	41.65	535.34	S17°04'07"E	41.64	S19°17'51"E	S14°50'23"E	04°27'29"

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified November 17, 2021

William R. Henrichs
Department of Administration



May 17, 2021
Revised June 22, 2021
Revised July 12, 2021
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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

TWIN PINE FARM III TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

Part of the Northeast 1/4 and the Northwest 1/4 of the Fractional Southwest 1/4 of Section 7, Township 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin.

Notes:

- Bearings are referenced to the North line of the Southwest 1/4 of Fraction Section 7, Range 8 North, Township 19 East, which bears North 89°08'02" East. Wisconsin State Plane Coordinate System, South Zone (NAD27).
- Elevations refer to the National Geodetic Datum 1929. Starting Benchmark is found railroad spike in the South face of Power Pole 07-16520 with an elevation of 998.407'. Power pole is RBM to the Center 1/4 corner of Section 7, Town 8 North, Range 19 East.
- Outlots 17-24 are to be maintained by the Twin Pine Farm Homeowner's Association in accordance with Second Supplement to Declaration of Restrictions for Twin Pine Farm and each individual lot owner shall have on undividable fractional ownership in the Outlots and Waukesha County shall not be liable for any fees or special assessments in the event that they become an owner of any lot in the subdivision for the reason of tax deficiency. In the event that the homeowner's association is dissolved, responsibility for maintaining the Outlots is that of the titleholder(s) at the property on which the easement is recorded
- Outlots 19, 20, 22 & 24 contain public drainage easements.
- Outlots 19 and 22 contain pedestrian easements. The pedestrian easements are for the benefit of all lot owners within all phases of Twin Pine Farms only.
- Outlots 17, 18, 21 & 23 are open space and to be used for landscaping only.
- The erection of buildings for human habitation and the installation of soil absorption systems on the outlots are prohibited in this subdivision.
- No direct vehicular access will be allowed To Lake Five Road from Outlot 18 & Lot 132. Also, no direct vehicular access will be allowed to Center Oak Road from Outlot 20, Outlot 22, Lot 142, Lot 143, Lot 144, Lot 145 & Lot 146.
- All required building setbacks or offsets from all storm water or drainage easements are to be measured from the near edge of any easement.
- There is an active quarry as close as 1/2 mile to the east of this subdivision which operates under a conditional use on quarry zoned land. This use allows for all operations that are customary and associative with, and incidental to quarries and the mining of sand and gravel.
- Lots 133-138 shall have no exposure lower than 998.32, which is 2 feet above the 100-year water elevation in the adjacent stormwater basin.
- Proposed mound septic sites must be protected during construction activities.
- Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures can be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.
- Wetlands delineated by Wetland and Waterway Consulting, LLC, on March 29, 2021.
- Drainage Easements & Vision Corner Easements shown hereon are granted to the Town of Lisbon.
- Drainage and Pedestrian Easements are granted to the Twin Pine Farms Homeowner's Association.
- 25 foot wide Landscape Easements on Lots 132, 142, 143, 144, 145 & 146 is granted to the Twin Pine Farms Homeowners Association.

Storm Water Management Practice Maintenance

The titleholders of Lots 132 through 167 of Twin Pine Farms III each hold 1/36 undividable Interest on Outlots 19 and 20 where the storm water management practices are located. There are one or more separate documents recorded on the property title through the Waukesha County Register of Deeds entitled "Storm Water Management Practice Maintenance Agreement" ("Maintenance Agreement") that apply to Outlots 2, 10, 19 and 20. The maintenance agreement subjects this subdivision plat, and all lot owners therein, to covenants, conditions and restrictions necessary to ensure the long-term maintenance of the storm water management practice.

The agreement also outlines a process by which the Town of Lisbon may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the Maintenance Agreement.

In accordant with Chapter 14 - Article VIII of the Waukesha County Code of Ordinances ("Storm Water Ordinance"), the Storm Water Permit Holder is responsible for constructing the storm water management practices following plans approved by Waukesha County or Town of Lisbon and is responsible for maintaining the storm water practices until permit termination by Waukesha County or Town of Lisbon. Upon termination of the Storm Water Permit, the owners of Lots 132-167 shall be responsible for maintenance of the storm water management practices in accordance with the Maintenance Agreement.

Easements

All lands within areas labeled "drainage easement" are reserved for storm water collection, conveyance, treatment or infiltration. No buildings or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt storm water flows in any way. The Maintenance Agreement may contain specific maintenance requirements for these areas. The Town of Lisbon, Waukesha County or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of Maintenance Agreement.

Easement Rights and Conditions:

All easements shall remain in an unobstructed condition as to maintain their intended purpose. Construction of any building in said easements is prohibited. The owners of Lots 132 through 167 grant to the Town the right (but not the responsibility) to enter said easements in order to inspect, repair or restore said easement to its intended purposes. Expenses incurred by Town for inspection, repair or restoration of said easement may be placed against the tax roll for said Lots 132 through 167 and collected as a special charge by the Town.

Subdivision statistics

Total area 2,315,789 square feet or 53.1632 acres
36 Lots and 7 Outlots

R1 zoning restrictions

Building location
Setback: Fifty (50) feet minimum
Offset: Twenty (20) feet minimum
Shore setback: Seventy-five (75) feet minimum

Height regulations
Principal building: Forty-five (45) feet maximum if a two story and fully exposed on at least one side of the building.
Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure.

Mound system, Lots 138, 155 thru 158, 163 thru 164
Conventional system, Lots 132 thru 137, 139 thru 154, 159 thru 162, 165 thru 167

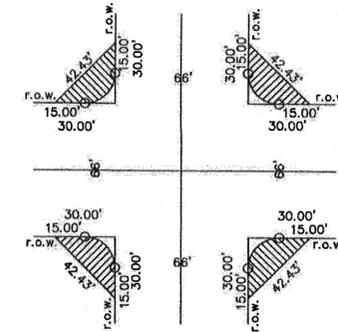
Vision Corner Easement (two minor streets intersecting)

Affecting Lots 132, 136, 141, 142, 151, 156, 163, 167 and Outlots 17, 18 & 20. All minor street intersections shall have a vision come easement as shown hereon, being 30 feet as measured along both right of way lines, forming a triangle. All streets within this subdivision are minor streets and all intersecting streets within this subdivision does have a vision corner easement similar to the following diagram.

Vision Corners Restrictions:

Anything grown or constructed within the vision corner easements shall not exceed 24 Inches in height. Said easements shall also be kept free of any and all vehicles, signs, or other items exceeding 24 inches in height. This restriction is for the benefit of the public and shall be enforceable by the Town of Lisbon.

Note: No driveways shall lie within a vision corner easement and no driveway shall be closer than 50' to the nearest intersection, where the right of ways meet.



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified November 17, 2021
Rene M. Poway
Department of Administration

William R. Henrichs



May 17, 2021
Revised June 22, 2021
Revised July 12, 2021
Revised August 30, 2021
Revised September 17, 2021
Revised November 1, 2021

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bloomfield Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

SURVEYOR'S CERTIFICATE

State of Wisconsin }
Waukesha county }

I, William R. Henrichs, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped

Part of the Northeast 1/4 and the Northwest 1/4 of the Fractional Southwest 1/4 of Section 7, Township 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at the Northwest corner of the Fractional Southwest 1/4 of said Section 7; thence North 89° 08' 02" East along the North line of said 1/4 Section a distance of 1973.23 feet to the Northwest corner of Certified Survey Map No. 10277; thence South 00° 30' 20" West along the West line of said Certified Survey Map 479.47 feet to the Southwest corner of Outlot 1 in Certified Survey Map No. 4646; thence North 89° 02' 20" East along the South line of said Certified Survey Map and its extension 283.09 feet to a point in the east line of the Fractional Southwest 1/4 of said Section 7; thence South 00° 30' 20" West along said east line 468.00 feet to a point in the extension of the North line of Lot 1 in Certified Survey Map No. 1047; thence North 89° 29' 40" West along said North line and its extension 292.64 feet to the Northwest corner of said Lot; thence North 88° 42' 51" East along the South line of said Lot and its extension 292.78 feet to a point in the East line of the Fractional Southwest 1/4 of said Section 7; thence South 00° 30' 20" West along said East line 6.10 feet to a point; thence South 88° 59' 59" West 2264.55 feet to a point in the West line of the Fractional Southwest 1/4 of said Section 7; thence North 00° 55' 30" East along said West line 1107.60 feet to the point of beginning.

Said land contains 2,315,789 square feet or 53.1632 acres.

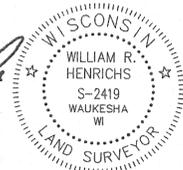
That I have made such survey, land division and plat by the direction of MLG/PF TWIN PINES LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of chapter 236 of the Wisconsin statutes and the subdivision regulations of the Town of Lisbon in surveying, dividing and mapping the same.

Date: May 17, 2021
Revised June 22, 2021
Revised July 12, 2021
Revised August 30, 2021
Revised September 17, 2021
Revised November 1, 2021

William R. Henrichs
Professional Land Surveyor
Registration No. 2419



WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL

This plat of Plat of Twin Pine Farm III in the Town of Lisbon, MLG-PF TWIN PINES LLC, owner, is hereby approved by the

Waukesha County Department of Parks and Land Use dated this 3rd day of December, 2021

Date: 12/03/2021

Dale R. Shaver by Rebekah B. Hoff
Dale R. Shaver, Director

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by MLG/PF TWIN PINES LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee, Spectrum Mid-America, LLC, Grantee, and Wisconsin Bell, Inc, doing business as AT&T Wisconsin, a Wisconsin corporation, Grantee, their respective successors and assigns,

to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified November 17, 2021

Renee M. Power
Department of Administration



TWIN PINE FARM III
TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

Part of the Northeast 1/4 and the Northwest 1/4 of the Fractional Southwest 1/4 of Section 7, Township 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

MLG/PF TWIN PINES LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MLG/PF TWIN PINES LLC, does further certify that this plat is required by: S.236.10 or S.236.12 to be submitted to the following for approval or objection:

- 1. Town of Lisbon
2. Wisconsin Department of Administration
3. Waukesha County Parks and Land Use Department
4. Village of Merton

In witness where, said MLG/PF TWIN PINES LLC, has caused these presents to be signed by

J. MICHAEL MOONEY, its VICE PRESIDENT, this 3rd day of December, 2021

MLG/PF TWIN PINES LLC

J. Michael Mooney (Signature)

State of Wisconsin }
Waukesha County }

Personally came before me this 3rd day of December, 2021, J. Michael Mooney as

Vice President of said corporation to me known to be the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the MLG/PF TWIN PINES LLC, by its authority.



Notary Public, State of Wisconsin
my commission expires 12/31/2023

CONSENT OF CORPORATE MORTGAGEE

Spring Bank, a national banking association, mortgagee of that portion of the above-described land identified in this Plat, does hereby consent to the surveying, dividing, dedicating and mapping of the land described in the foregoing affidavit of William R. Henrichs, Surveyor, and does hereby consent to the certificate of said owner, MLG/PF TWIN PINES LLC.

In witness whereof, the said Glenn A. Michaelson has caused these

presents to be signed by Glenn A. Michaelson, its Senior Vice Pres., and by

its _____ at Brookfield, WI, and its corporate seal to be hereunto affixed.

this 3rd day of December, 2021.

Glenn A. Michaelson (Signature)

STATE OF WI }
COUNTY OF Waukesha }

PERSONALLY came before me this 3rd day of December, 2021, _____ and

Glenn Michaelson, SVP of the above named organization, to me known as the person(s) who

executed the foregoing instrument, and to me known to be the Sr. Vice President and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

(SEAL)



Danielle K. Carwell
Notary Public, State of WI
My commission expires 2-12-25

TOWN TREASURER CERTIFICATE

State of Wisconsin }
Waukesha County }

I, Joan Siefert, being the duly, elected qualified and acting Town Treasurer of the Town of Lisbon, do hereby certify that in

accordance with the records in my office, there are no unpaid taxes or special assessments as of 12/2/2021 on any of the lands included in the Plat of Twin Pine Farms III.

Date: 12/2/2021

Joan Siefert, Town Treasurer (Signature)

TOWN OF LISBON BOARD APPROVAL

Resolved that the plat known as Twin Pine Farms III, in the Town of Lisbon, MLG/PF TWIN PINES LLC, as owner, is hereby approved by the Town of Lisbon Town Board.

Date: 11/30/2021

Joseph Osterman, Town Chairperson (Signature)

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Lisbon.

Date: 11/30/2021

Elisa Cappozzo, Town Clerk (Signature)

State of Wisconsin }
Waukesha County }

I, Elisa Cappozzo, being duly appointed, qualified and acting clerk of the Town of Lisbon, Waukesha County, do hereby certify

that the Town Board of the Town of Lisbon passed on June 28, 2021, authorizing me to issue a certificate of approval of the final plat of Twin Pine Farms III, MLG/PF TWIN PINES LLC, owner, upon satisfaction of certain conditions, and

do hereby certify that all the conditions were satisfied and the approval was granted and effective on the 23rd

day of November, 2021. This action becomes affective upon receipt of approval of all other reviewing agencies and all

conditions of the Town of Lisbon approval were satisfied as of 3rd day of December, 2021.

Date: 12/03/2021

Elisa Cappozzo, Town Clerk (Signature)

TOWN OF LISBON BOARD PLAN COMMISSION APPROVAL

This subdivision entitled "Twin Pine Farms III" is hereby approved by the Town of Lisbon Plan Commission this 10th day of

June, 2021.

Date: 11/30/2021

Joseph Osterman, Chairperson (Signature)

Date: 11/30/2021

Elisa Cappozzo, Secretary Clerk (Signature)

COUNTY TREASURER CERTIFICATE

State of Wisconsin }
Waukesha County }

I, Pamela Reeves, being the duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as

of DECEMBER 3, 2021, affecting the lands included in the Plat of Twin Pine Farms III.

Date: December 3, 2021

Pamela Reeves, County Treasurer (Signature)

VILLAGE OF MERTON BOARD APPROVAL

Resolved, that the plat of Twin Pine Farms III in the Town of Lisbon, MLG/PF TWIN PINES LLC, owner, is hereby approved by the Village of Merton Village Board. X THE VILLAGE PRESIDENT DOES NOT NEED TO SIGN THE APPROVAL PER EDMUND HENSCHEL, MERTON VILLAGE ADMINISTRATOR.

Date: _____

Ron Reinowski, Village President

Date: 11-18-2021

Julie Ofori-Mattmiller, Secretary (Signature)

